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Official copy of register of title

Title number EGL519692

Edition date 07.01.2021

- This official copy shows the entries on the register of title on 16 NOV 2023 at 13:57:51.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 16 Nov 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Telford Office.

A: Property Register

This register describes the land and estate comprised in the title.

NEWHAM

- 1 (03.04.2007) The Freehold land shown edged with red on the plan of the above title filed at the Registry and being Land lying to the east of Connaught Road, Silvertown, London.

NOTE: As to the part tinted blue on the title plan the Silvertown Tunnel together with its surrounding structure is excluded from the title.

- 2 (22.03.2017) The land has the benefit of any legal easements granted by a Deed dated 27 February 2017 made between (1) GLA Land and Property Limited (2) Royal Docks Management Authority Limited and (3) AMI Property Holdings Limited and others.

NOTE: Copy filed under EGL240722.

- 3 (29.07.2019) The land has the benefit of any legal easements granted by a Deed (the Tail Land Deed) dated 23 July 2019 made between (1) Docklands Light Railway Limited (2) AMI Property Holdings Limited (3) West Silvertown Properties Limited and (4) North Woolwich Properties Limited.

NOTE: Copy filed under EGL518110.

- 4 (29.07.2019) The land has the benefit of any legal easements granted by a Deed (the R Land Deed) dated 23 July 2019 made between (1) Docklands Light Railway Limited (2) AMI Property Holdings Limited (3) West Silvertown Properties Limited and (4) North Woolwich Properties Limited.

NOTE: Copy filed under EGL518110

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

B: Proprietorship Register continued

- 1 (07.01.2021) PROPRIETOR: DOCKLANDS AVIATION GROUP LIMITED (Co. Regn. No. 0589149) of City Aviation House, London City Airport, London E16 2PB.
- 2 (22.04.2016) RESTRICTION: No Disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated 23 March 2016 in favour of The Royal Bank of Scotland PLC, referred to in the Charges Register, or their conveyancer.
- 3 (22.03.2017) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number EGL274217 or their conveyancer that the provisions of Clause 3.11 of the Deed dated 27 February 2017 referred to in the Property Register have been complied with or that they do not apply to the disposition.
- 4 (29.07.2019) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of clause 6.1 of the Deed (the Tail Land Deed) dated 23 July 2019 referred to in the Property Register have been complied with.
- 5 (29.07.2019) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of clause 6.1 of the Deed (the R Land Deed) dated 23 July 2019 referred to in the Property Register have been complied with.
- 6 (07.01.2021) The price stated to have been paid on 16 December 2020 for the land in this title and other property was £246,900,000.
- 7 (07.01.2021) A Transfer of the land in this title and other land dated 16 December 2020 made between (1) AMI Property Holdings Limited and (2) Docklands Aviation Group Limited contains purchaser's personal covenants.

NOTE: Copy filed under EGL343511.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 (16.05.2007) The land is subject to the easements granted by a Lease dated 23 December 1998 of Land at London City Airport for a term of 20 years from 23 December 1998.
NOTE: Copy filed.
- 2 (16.05.2007) The land is subject to the easements granted by a Lease dated 28 October 1999 of Land at London City Airport for a term of 20 years from 23 December 1998.
NOTE: Copy filed.
- 3 (16.05.2007) The land is subject to the easements granted by a Lease dated 28 October 1999 of Land at London City Airport for a term of 4 years from 23 December 2018.
NOTE: Copy filed.
- 4 (16.05.2007) The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.
- 5 (22.04.2016) REGISTERED CHARGE dated 23 March 2016 affecting also other

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C: Charges Register continued

titles.

NOTE: Charge reference EGL240722.

- 6 (26.07.2018) Proprietor: THE ROYAL BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC083026) of 36 St. Andrew Square, Edinburgh EH2 2YB.
- 7 (22.04.2016) The proprietor of the Charge dated 23 March 2016 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

Schedule of notices of leases

	Registration date and plan ref.	Property description	Date of lease and term	Lessee's title
1	03.04.2007 Edged blue	Land lying to the east of Connaught Bridge	27.11.2002 From 1.2.2002 to 2022	

End of register